105.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,100 / 925,100
					USE VALUE:	925,100 / 925,100
					ASSESSED:	925,100 / 925,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ARROWHEAD LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAHILL MARY ANN TRUSTEE
Owner 2:	CAHILL REALTY TRUST
Owner 3:	
Street 1:	6 ARROWHEAD LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAHILL PAUL W & MARY ANN -
Owner 2:	-
Street 1:	6 ARROWHEAD LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,680 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 4040 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9680.000	427,200	600	497,300	925,100
Total Card	0.222	427,200	600	497,300	925,100
Total Parcel	0.222	427,200	600	497,300	925,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 229.01 | /Parcel: 229.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67563
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,200	600	9,680.	497,300	925,100	925,100	Year End Roll	12/18/2019
2019	101	FV	327,200	600	9,680.	497,300	825,100	825,100	Year End Roll	1/3/2019
2018	101	FV	327,200	600	9,680.	426,200	754,000	754,000	Year End Roll	12/20/2017
2017	101	FV	327,200	600	9,680.	397,800	725,600	725,600	Year End Roll	1/3/2017
2016	101	FV	327,200	600	9,680.	341,000	668,800	668,800	Year End	1/4/2016
2015	101	FV	325,500	600	9,680.	305,500	631,600	631,600	Year End Roll	12/11/2014
2014	101	FV	325,500	600	9,680.	282,700	608,800	608,800	Year End Roll	12/16/2013
2013	101	FV	325,500	600	9,680.	269,600	595,700	595,700		12/13/2012

!8334!

PRINT

Date	Time
12/10/20	22:54:43

LAST REV

Date	Time
01/28/20	15:36:04
mmcmakin	
8334	

USER DEFINED

Prior Id # 1:	67563
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAHILL PAUL W &	35942-561		7/23/2002	Family	99	No	No		Paul W Cahill d.o.d. 7/2/2014.
	1035-120		9/1/1987		252,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2002	782	Addition	186,000	O		G4	GR FY04	955 S/F ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
2/23/2009	Meas/Inspect	163	PATRIOT
4/7/2000	Inspected	263	PATRIOT
10/7/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9680		Sq. Ft.	Site		0	70.	0.73	4									497,277						497,300	

Total AC/HA:	0.22222	Total SF/SM:	9680	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	497,277	Spl Credit		Total:	497,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.95936942
Const Adj.:	0.99989998
Adj $ / SQ:	91.131
Other Features:	121316
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524761
Depreciation:	97606
Depreciated Total:	427155

COMMENTS

22 223569 646-1040 OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

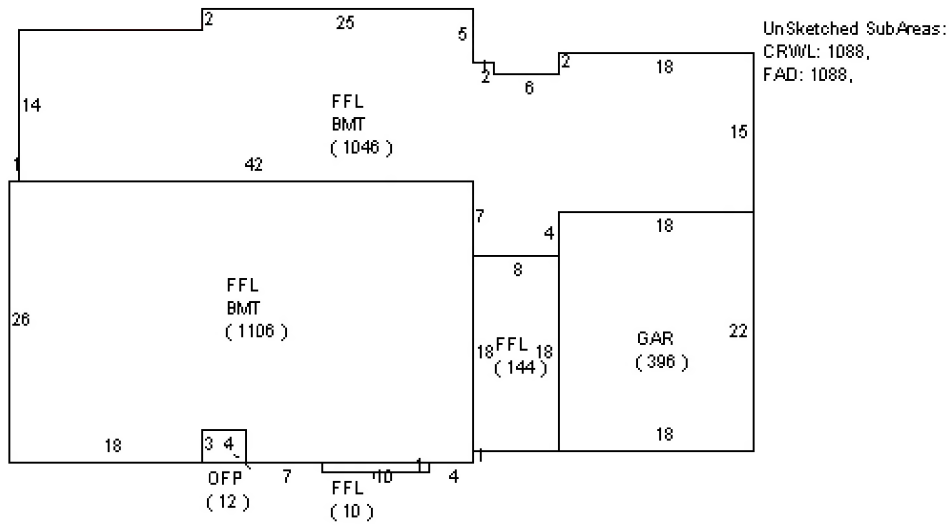
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	91.13
Special Features:	0	Val/Su Net:	60.66
Final Total:	427200	Val/Su SzAd	125.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,306	91.130	210,148
BMT	Basement	2,152	32.670	70,307
CRWL	Crawl Space	1,088	13.670	14,873
FAD	Addition	1,088	91.130	99,151
GAR	Garage	396	21.310	8,439
OFP	Open Porch	12	44.000	528

Net Sketched Area: 7,042 | Total: 403,446

Size Ad | 3394 | Gross Are | 7042 | FinArea | 4040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	A	AV	1960	3.74	T	40.8	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600